

November 14, 2012

**ITEM NO. D1**

**AUTHORIZATION TO EXERCISE THE THIRD ONE-YEAR OPTION OF  
CONTRACT NO. 9121 WITH CENTERS FOR NEW HORIZONS, CONTRACT NO.  
9124 WITH EMPLOYMENT AND EMPLOYER SERVICES, CONTRACT NO. 9122  
WITH HEARTLAND HUMAN CARE SERVICES, CONTRACT NO. 9123 WITH  
METROPOLITAN FAMILY SERVICES, AND CONTRACT NO. 9126 WITH UHLICH  
CHILDREN'S ADVANTAGE NETWORK AND ENTER INTO CONTRACTS WITH  
BRINSHORE MICHAELS TAYLOR, LLC, EASTLAKE MANAGEMENT, LR ABLA  
LLC, STATEWAY ASSOCIATES, AND HOLSTEN REAL ESTATE DEVELOPMENT  
CORPORATION AS SERVICE PROVIDERS FOR CHA RESIDENTS**

**To the Honorable Board of Commissioners:**

**RECOMMENDATION**

It is recommended that the Board of Commissioners authorize the Chief Executive Officer or his designee to exercise the third one-year option of Contract No. 9121 with Centers for New Horizons (CNH), Contract No. 9124 with Employment & Employer Services (EES), Contract No. 9122 with Heartland Human Care Services (HHCS), Contract No. 9123 with Metropolitan Family Services (MFS), and Contract No. 9126 with Uhlich Children's Advantage Network (UCAN), and enter into contracts with Brinshore Michaels Taylor LLC (BMT), Eastlake Management (Eastlake), LR ABLA, LLC (LR ABLA), Stateway Associates (Stateway), and Holsten Real Estate Development Corporation (Holsten), as service providers for CHA residents, in an amount not-to-exceed \$25,686,835.00.

The Executive Vice President of Resident Services, the Office of the General Counsel and the Office of Procurement have completed all necessary due diligence to support the submission of this initiative and recommend the approval of this item accordingly.

**CORPORATE GOAL**

*The purpose of this contract is in support CHA's corporate goals of investing in CHA families by providing services and supports to empower them for success in the global economy and to transition out of public housing.*

**FUNDING**

CHA General Fund	\$22,666,000
FSS Grants	\$ 796,835
HOPE VI Grants	<u>\$ 2,224,000</u>
Total Funding	\$25,686,835

**SOLICITATION SUMMARY**

**Centers for New Horizons**  
4150 S. King Drive  
Chicago, IL 60653  
Contract No. 9121

**Employment & Employer Services, Inc.**  
208 S. LaSalle, Suite 1628  
Chicago, IL 60604  
Contract No. 9124

**Heartland Human Care Services**  
208 S. LaSalle, Suite 1818  
Chicago, IL 60604  
Contract No. 9122

**Metropolitan Family Services**  
1 N. Dearborn  
Chicago, IL 60602  
Contract No. 9123

**Uhlich Children's Advantage Network**  
3737 N. Mozart  
Chicago, IL 60618  
Contract No. 9126

**Brinshore Michaels Taylor, LLC**  
666 Dundee Road, Suite 1102  
Northbrook, IL 60062

**Eastlake Management**  
2850 S. Michigan Ave, Suite 100  
Chicago, IL 60616

**LR ABLA**  
350 W. Hubbard St, Suite 300  
Chicago, IL 60654

**Stateway Associates**  
10 W. 35<sup>th</sup> St, 9<sup>th</sup> Floor  
Chicago, IL 60616

**Holsten Real Estate Development Corp.**  
1333 N. Kingsbury, Suite 305  
Chicago, IL 60642

**Contract Type:** Professional Services  
**Aggregate Contract Amount:** \$25,686,835  
**Base Contract Period:**

- January 1, 2013 to December 31, 2013 for CNH, EES, HHCS, MFS, UCAN, LR ABLA, Stateway, and Holsten
- February 12, 2013 to December 31, 2013 for BMT
- March 17, 2013 to December 31, 2013 for Eastlake

**Option Period Remaining:** One (1) One-Year Option for CNH, EES, HHCS, MFS and UCAN

**M/W/DBE Participation and Section 3:**

The proposed contractors have submitted Compliance Affidavits and will comply with CHA's M/W/DBE and Section 3 requirements based upon final contract award.

**GENERAL BACKGROUND**

Resident Services previously entered into contracts with the ten agencies for service provision in 2012. Five of these contracts were initiated through a non-competitive procurement based on the Master Development Agreements (MDA) with the developers at mixed income sites (BMT, Eastlake, Holsten, LR ABLA and Stateway). The other five were initiated based on a competitive procurement completed in 2009 for the FamilyWorks program (CNH, EES, HHCS, MFS and UCAN).

As part of CHA's strategic planning process, Resident Services desires to begin implementing its reimagined service model in 2013. Major changes to the service model include segmenting the resident population to ensure services better address the individual needs of families based on their circumstances, instead of providing the same case management services for all public housing families. These changes will create capacity for service providers to begin providing additional services to the Housing Choice Voucher population. By exercising a remaining option year with the FamilyWorks providers and entering into new contracts with the mixed-income providers identified through the MDAs, changes to the reimagined service model may be implemented quickly and efficiently. This will allow the new program areas to take hold while

causing minimal disruption to residents. During 2013, a new RFP will be released to fully transition to the new model for services in 2014.

Services for the segmented population include, but are not limited to:

- delivering targeted services based on a family's percentage of area median income (AMI), including transition counseling for those families who are more readily able to begin the transition out of public housing;
- offering workforce development and education services to assist work-eligible adults to increase their percentage of AMI and move forward toward economic self-sufficiency;
- continuing specific coordination services to participants of the Family Self Sufficiency Program;
- providing senior residents in family housing (ages 62 and over) with resident service coordinators that will report to Resident Services' Director of Senior Services;
- outreaching to all households with youth as opportunities are available through CHA and partner organizations;
- ensuring that wellness and other supportive services are available to all families upon request; and
- creating capacity for service providers to begin offering services for Housing Choice Voucher (HCV) participants.

Service providers will work closely with CHA staff and property management to facilitate communication and coordination of resident needs (e.g. lease compliance). The ten (10) agencies are assigned to specific zip codes and/or mixed-income properties throughout the City of Chicago and will be available to provide various levels of service to more than 10,000 CHA families in 2013.

The Board action recommended in this item complies in all material respects with all applicable Chicago Housing Authority board policies and all applicable federal (HUD) procurement laws.

The EVP of Resident Services concurs with the recommendation to enter into or extend contracts with CNH, EES, HHCS, MFS, UCAN, BMT, Eastlake, LR ABLA, Stateway and Holsten as service providers in 2013.

The CEO/President recommends the approval to exercise the third one-year option of Contract No. 9121 with Centers for New Horizons, Contract No. 9124 with Employment & Employer Services, Contract No. 9122 with Heartland Human Care Services, Contract No. 9123 with Metropolitan Family Services, and Contract No. 9126 with Uhlich Children's Advantage Network and enter into contracts with Brinshore Michaels Taylor LLC, Eastlake Management, LR ABLA, LLC, Stateway Associates, and Holsten Real Estate Development Corporation as service providers for CHA residents.

**RESOLUTION NO. 2012-CHA-93**

**WHEREAS,** the Board of Commissioners has reviewed the Board Letter dated November 14, 2012 entitled "AUTHORIZATION TO EXERCISE THE THIRD ONE-YEAR OPTIONS OF CONTRACT NO. 9121 WITH CENTERS FOR NEW HORIZONS, CONTRACT NO. 9124 WITH EMPLOYMENT AND EMPLOYER SERVICES, CONTRACT NO. 9122 WITH HEARTLAND HUMAN CARE SERVICES, CONTRACT NO. 9123 WITH METROPOLITAN FAMILY SERVICES, AND CONTRACT NO. 9126 WITH UHLICH CHILDREN'S ADVANTAGE NETWORK AND ENTER INTO CONTRACTS WITH BRINSHORE MICHAELS TAYLOR, LLC, EASTLAKE MANAGEMENT, LR ABLA LLC, STATEWAY ASSOCIATES, AND HOLSTEN REAL ESTATE DEVELOPMENT CORPORATION AS SERVICE PROVIDERS FOR CHA RESIDENTS";

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT** the Board of Commissioners ("Board") authorizes the Chief Executive Officer or his designee to exercise the third one-year option of Contract No. 9121 with Centers for New Horizons, Contract No. 9124 with Employment & Employer Services, Contract No. 9122 with Heartland Human Care Services, Contract No. 9123 with Metropolitan Family Services, and Contract No. 9126 with Uhlich Children's Advantage Network, and enter into contracts with Brinshore Michaels Taylor LLC, Eastlake Management, LR ABLA, LLC, Stateway Associates, and Holsten Real Estate Development Corporation as service providers for CHA residents in an amount not-to-exceed \$25,686,835.00;

These awards are subject to each Contractor's compliance with the CHA's MBE/WBE/DBE, Section 3 resident hiring, and bonding and insurance requirements.

